

SIMCO SONG DA JOINT STOCK COMPAMY

AUDITED FINANCIAL STATEMENTS
Q3/ 2026



Người ký: CÔNG
TY CỔ PHẦN
SIMCO SÔNG
ĐÀ
Thời gian ký:
16.10.2026
15:40:38 +07:00

Hà Nội, October 2026



STATEMENT OF FINANCIAL POSITION

Date 30 month 09 year 2026

Currency: VND

ASSETS	Code	Inter- Pretation	Closing Balance	Opening Balance
1	2	3	4	5
A SHORT-TERM ASSETS	100		34.942.246.585	33.001.493.057
I. Cash and cash exchangeable	110	VI.1	82.299.393	144.519.469
1. Cash	111		82.299.393	144.519.469
2. cash exchangeable	112		-	-
II. Short-term financial investments	120		24.413.379.086	12.196.449.593
1. Trading securities	121		-	-
2. Provision for lost due to the decrease in prices of trading securities *	122		-	-
3. Held-to-Maturity investments short-term	123	VI.2a	29.741.709.282	17.524.779.789
4. Provision for loss due to the decrease in prices of Held-to-Maturity investments short-term *	124	VI.2a	(5.328.330.196)	(5.328.330.196)
5. Other short - term investments	125		-	-
6. Provision for loss due to the decrease in prices of Other short - term investments *	126		-	-
III. Short-term receivables	130		10.395.412.072	20.604.120.527
1. Short-term Receivables from Customers	131	VI.3	13.019.527.681	23.894.285.878
2. Prepayment to suppliers	132	VI.4	1.990.550.616	2.181.150.616
3. Short-term Internal Receivables	133		-	-
4. Receivables by the Scheduled Progress of Construction Contracts	134		-	-
5. Other short-term receivable	135	VI.5a	94.954.131.224	100.701.340.849
6. Provision for bad short-term receivables *	136	VI.6	(99.568.797.449)	(106.172.656.816)
7. Insufficient Assets	137		-	-
IV. Inventories	140	VI.7	47.896.364	47.896.364
1. Inventory	141		47.896.364	47.896.364
2. Provision for decline in inventory	149		-	-
VI. Provision for decline in inventory	160		3.259.670	8.507.104
1. Short-term prepaid expenses	161	VI.14a	1.330.667	6.578.101
2. Input VAT	162		-	-
3. Taxes and Receivables from State Budget	163		1.929.003	1.929.003
4. Repurchase Government Bonds Transactions	164		-	-
5. Others Current Assets	165		-	-
B - LONG-TERM ASSETS	200		121.320.520.898	122.730.268.059
I. Long-term receivables	210		1.000.000.000	1.000.000.000
1. Long-term Receivables from Customers	211		-	-
2. Payables to seller: long-term	212		-	-

ASSETS	Code	Inter- Pretation	Closing Balance	Opening Balance
	2	3	4	5
3. Capital of units directly under	213		-	-
4. Long-term Internal Receivables	214		-	-
5. Long-term others receivable	215	VI.5b	1.000.000.000	1.000.000.000
6 Provision for long-term doubtful debts *	216		-	-
II. Fixed assets	220		17.801.491.977	18.723.576.790
1. Tangible fixed assets	221	VI.8	17.801.491.977	18.723.576.790
- The original price	222		30.817.212.392	30.817.212.392
- Accumulated depreciation (*)	223		(13.015.720.415)	(12.093.635.602)
2. Financial lease assets	224		-	-
- The original price	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227		-	-
- The original price	228	VI.9	244.160.000	244.160.000
- Accumulated depreciation) (*)	229		(244.160.000)	(244.160.000)
IV. Invested real estate	240		8.861.124.793	9.203.337.372
- The original price	241		15.969.920.460	15.969.920.460
- Accumulated depreciation) (*)	242		(7.108.795.667)	(6.766.583.088)
IV. Long-term-financial investments	250	VI.10	75.902.112.441	75.902.112.441
1. Production in progress: long-term	251		75.902.112.441	75.902.112.441
2. Capital Construction in Progress	252		-	-
V. Long-term-financial investments	260	VI.2b	17.732.339.672	17.887.223.103
1. Subsidiary company investments	261		-	-
2. Investments in Associates, Joint-Ventures	262		56.722.905.914	72.692.905.914
3. Investments in Other Companies	263		59.844.400.000	49.624.400.000
4. Provision for Long-term Investments Devaluation *	264		(98.834.966.242)	(104.430.082.811)
5. Held-to-maturity investments for long - term	265		-	-
6. Provision Held-to-maturity investments for long - term *	266		-	-
VI. Other long term assets	270		23.452.015	14.018.353
1. Long-term prepaid expenses	271	VI.11b	23.452.015	14.018.353
2. Deferred income tax assets	272		-	-
3. Long-term Equipment and Spare Parts	273		-	-
4. Other investments: long-term	274		-	-
TOTAL ASSETS (280 = 100 + 200)	280		156.262.767.483	155.731.761.116

RESOURCES	Code	Inter- Pretation	Closing Balance	Opening Balance
1	2	3	4	5
C - LIABILITIES	300		62.356.697.603	66.989.339.749
I. Current liabilities	310		49.219.946.335	50.878.963.650
1. Payables to seller: short-term	311	VI.12	9.418.632.110	9.377.872.910
2. Short term Advances Received from the Customers	312	VI.13	110.382.166	110.382.166
3.Dividends and profits payable	313	VI.14	17.034.235.140	17.034.235.140
4. Taxes and Obligations to State Budget	314	VI.15	176.872.813	68.335.444
5. Payables to employees	315		290.522.100	182.584.500
6. Others expahjn: short-term	316	VI.16	1.492.694.035	1.481.863.293
7. Short-term Intercompany Payables	317		-	-
8. Payables by Scheduled Progress of Construction Contracts	318		-	-
8. Short-term Unrealized Revenue	319	VI.19a	1.010.514.310	3.341.536.278
9. Other short-term payables	320	VI.18a	4.047.657.651	3.981.307.622
10. Short-term borrowings and financial leases	321	VI.17a	15.637.829.438	15.300.239.725
11. Provision of Short-term Payables	322		-	-
12. Reward and Welfare Fund	323		606.572	606.572
13. Price Stabilisation Fund	324		-	-
14. Repurchase Government Bonds Transactions	325		-	-
II. Long-term liabilities	330		13.136.751.268	16.110.376.099
1. Long-term Payables to Suppliers	331		-	-
2. Long term Advances Received from the Customers	332		-	-
3.Taxe and orther payables to the State, long-term	333		-	-
4. Long-term Payable Expenses	334		-	-
5. Internal Payables of Capital	335		-	-
6. Long-term Internal Payables	336		-	-
7. Long-term Unrealized Revenue	337	VI.19b	12.831.082.868	10.135.175.699
8. Others long term payables	338	VI.18b	305.668.400	5.975.200.400
9. Long-term borrowings and finance lease	339		-	-
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Payable Deferred Income Tax	342		-	-
13. Provision of Long-term Payables	343		-	-
14. Science and Technology Development Fund	344		-	-
D- OWNER'S EQUITY	400	20	93.906.069.880	88.742.421.367
1. Owner's equity invested capital	411		262.061.580.000	262.061.580.000
- Ordinary stock with voting right	411a		262.061.580.000	262.061.580.000

RESOURCES	Code	Inter- Pretation	Closing Balance	Opening Balance
1	2	3	4	5
- Preferred stock capital	411b		-	-
2. Equity Surplus	412		-	-
3. The Right to convert the Convertible Bonds to	413		-	-
4. Other capitals	414		-	-
5. Fund stocks *	415		(1.682.000)	(1.682.000)
6. Differences upon asset revaluation	416		-	-
7. Exchange rate difference	417		-	-
8. Development Investment Fund	418		1.231.903.807	1.231.903.807
9. Other Funds	419		-	-
10. Undistributed Profit	420		(169.385.731.927)	(174.549.380.440)
- Accumulated Undistributed Profit by The End of The Previous Period	420a		(174.549.380.440)	(176.911.895.964)
- Undistributed Profit of the Current Period	420b		5.163.648.513	2.362.515.524
TOTAL RESOURCES (440 = 300 + 400)	440		156.262.767.483	155.731.761.116

PREPARED BY



Mai Thuy Linh

CHIEF ACCOUNTANT



Pham Thi Hieu



CHỦ TỊCH HĐQT
Lê Quang Huy

INCOME STATEMENT
From date: 01-07-2026 to date: 30-09-2026

ITEM	Code	Quarter 3		Accumulate	
		CURRENT YEAR	PREVIOUS YEAR	CURRENT YEAR	PREVIOUS YEAR
1	2	3	4	5	6
1. Sales from goods and services sold	1	11.532.775.765	5.642.557.488	27.457.620.010	15.301.634.787
2. Sales deduction	2	0	0	0	0
3. Net sales from goods and services sold (10=01-02)	10	11.532.775.765	5.642.557.488	27.457.620.010	15.301.634.787
4. Cost of goods sold	11	10.491.671.609	5.215.392.460	25.002.576.748	13.933.784.949
5. Gross profit from goods and services sold (20=10-11)	20	1.041.104.156	427.165.028	2.455.043.262	1.367.849.838
6. Gain/Loss from sale and disposal of investment prop	21	0	0	0	0
6. Revenue from financial activities	22	369.869.903	72.373.597	773.635.792	1.015.981.353
7. Expenses from financial activities	23	288.546.885	218.491.588	975.864.858	37.674.538.385
- In there: Loan interest expense	24	288.546.885	218.491.588	820.981.427	724.538.385
8. Sales expenses	25	0	0	0	0
9. Administration expenses	26	(1.874.850.432)	1.347.989.409	(2.903.922.597)	(31.005.629.149)
10. Net profit from business activities	30	2.997.277.606	(1.066.942.372)	5.156.736.793	(4.285.078.045)
11. Other incomes	31	0	0	8.032.000	219.013.550
12. Other expenses	32	867.677	235.000.000	1.120.280	235.530.133
13. Other profits (40=31-32)	40	(867.677)	(235.000.000)	6.911.720	(16.516.583)
14. Profit before tax (50=30+40)	50	2.996.409.929	(1.301.942.372)	5.163.648.513	(4.301.594.628)
15. Current income tax expense	51	0	0	0	0
16. Deferred Income Tax	52	0	0	0	0
17. Profit after income tax (60=50-51-52)	60	2.996.409.929	(1.301.942.372)	5.163.648.513	(4.301.594.628)
18. Primary earning per share (*)	70				
19. Decline earnings per share (*)	71				

Date, 16/10/2026

PREPARED BY



Mai Thuy Linh

CHIEF ACCOUNTANT



Pham Thi Hieu



DIRECTOR
 CHỦ TỊCH HĐQT
Lê Quang Huy

CASH FLOW STATEMENT

(Direct method)

From date: 01-07-2026 to date : 30-09-2026

ARTICLE	Code	Quarter 3		Accumulate	
		CURRENT YEAR	PREVIOUS YEAR	CURRENT YEAR	PREVIOUS YEAR
1	2	3	4	5	6
I. Cash flow from operating activities					
1. Cash receipts from goods sale, services supply and others	1	18.148.259.317	5.377.030.882	41.484.389.213	60.378.044.126
2. Cash payments to goods suppliers and service providers	2	(11.250.993.686)	(5.634.597.390)	(27.139.295.534)	(90.974.085.403)
3. Cash payments to employees	3	(473.408.400)	(538.138.470)	(1.714.579.640)	(1.751.269.620)
4. Cash payments of loan interests	4	(249.145.885)	(218.491.588)	(708.391.440)	(645.145.733)
5. Cash payment of enterprise income tax	5	-	-	-	-
6. Other cash receipts from business activities	6	150.000.000	1.134.000.001	227.010.186	1.273.146.901
7. Other cash payments to production and business activities	7	(717.513.137)	(75.905.179.925)	(1.105.284.473)	(81.456.001.619)
Net cash flows from business activities	20	5.607.198.209	(75.785.376.490)	11.043.848.312	(113.175.311.348)
II. Cash flow from investment activities					
1. Cash payments to procure and/or construct fixed assets and other long-term assets	21	-	-	-	(3.693.380.218)
2. Cash receipts from the liquidation, assignment or sale of fixed assets and other long-term assets	22	-	-	-	-
3. Cash payments to provide loans, to acquire debt instruments of other units	23	(5.275.000.000)	-	(18.200.000.000)	(2.246.000.000)
4. Cash receipts from the recovery of loans provided, from the re-sale of debt instruments of other units	24	-	-	6.500.000.000	39.812.618.000
5. Cash payments of investments in capital contributions to other units	25	-	-	-	-
6. Cash recovered from investments in capital contributions to other units	26	-	79.809.000.000	-	79.809.000.000
7. Cash receipts from loan interests, dividends and earned profits	27	-	2.504.009	256.650.985	2.703.826
Net cash flow from investment activities	30	(5.275.000.000)	79.811.504.009	(11.443.349.015)	113.684.941.608
III. Cash flow from financial activities					
1. Cash proceeds from the issuance of shares or reception of capital contributed by owners	31	-	-	-	-
2. Cash repayments of contributed capital to owners or for redemption of shares by the issuing enterprise	32	-	-	-	-
3. Cash receipts from short- or long-term borrowings	33	5.640.616.148	4.781.085.625	18.753.573.235	17.650.580.465
4. Cash repayments of principals of borrowings	34	(6.089.223.497)	(8.839.804.740)	(18.415.983.522)	(18.308.470.440)
5. Cash repayments of financial leasing debts	35	-	-	-	-
6. Cash payments of dividends or profits to owners or shareholders	36	-	-	-	-
Net cash flow from financial activities	40	(448.607.349)	(4.058.719.115)	337.589.713	(657.889.975)
Net cash flow in the period (50=20+30+40)	50	(116.409.140)	(32.591.596)	(61.910.990)	(148.259.715)
Cash and cash equivalents at the beginning of period	60	198.708.533	153.829.227	144.519.469	268.422.227
Effects of changes in foreign exchange rates	61	-	-	(309.086)	1.075.119
Cash and cash equivalents at the end of period (70 = 50+60+61)	70	82.299.393	121.237.631	82.299.393	121.237.631

PREPARED BY



Mai Thuy Linh

CHIEF ACCOUNTANT



Phạm Thị Hieu



CHỦ TỊCH HĐQT



LCTH Công ty

SIMCO SONG DA JOINT STOCK COMPANY

Address: Simco Song Da Building, Van Phuc Small Urban Sub-Area, Van Phuc Ward, Ha Dong District, Hanoi

NOTES TO THE FINANCIAL STATEMENTS

Q 3-2026

I. OPERATION FEATURES

1. 1. Investment form

SIMCO Song Da Joint Stock Company, formerly known as Song Da International Manpower Supply and Trading Joint Stock Company, was converted from a state-owned enterprise - Song Da International Manpower Supply and Trading Company under Song Da Corporation according to Decision No. 627/QĐ-BXD dated May 9, 2003 of the Minister of Construction. The company operates in the fields of manufacturing, services and trade.. Công ty hoạt động kinh doanh trong lĩnh vực sản xuất, dịch vụ, thương mại.

The Company's headquarters are located at: Simco Song Da Building, Van Phuc Small Urban Sub-Area, Van Phuc Ward, Ha Dong District, Hanoi

Member units:

Name	Address	Main business activities
- Ha Tinh Project Management Board	Ha tinh	Project Management

Affiliated companies

Name	Address	Main business activities
- Vietnam Sweden Wine and Spirits JSC.	Ha noi	Production and trading of all kinds of wine
- Song Da Automatization and Informatics Technology Joint Stock Company	Ha noi	Software production, trading, design consulting in the IT field
- Myanmar - SIMCO Songda Joint Stock Company Limited	Myanmar	Mining, infrastructure construction

2. Operating field

The Company's business areas are: production, services, trade.

3. Main operations

According to the Business Registration Certificate of the joint stock company No. 0103002544 issued by the Department of Planning and Investment of Hanoi City on July 21, 2003, and the registration changes, the business activities of the Company are:

labor export activities (according to the provisions of law); Labor export activities (according to the provisions of law);

Study abroad consulting services;

Import-export and trading: construction materials, equipment, machinery, production materials, consumer goods;

Construction of civil, industrial and traffic works; Construction of civil, industrial and traffic works;

Housing, industrial park and urban development business;

Trading in construction materials;

Catering services;

Wood processing and production of wood products from bamboo and rattan;

Paper and paper products production;

Domestic and international travel services;

Sports and entertainment services;

household appliances, telecommunications equipment, communications, electronic control equipment, broadcasting equipment;

Consulting on website design, computer network installation, telecommunications electronic network construction (excluding construction design services);

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Urban area management services;
Establishing commercial centers and applied research centers to serve domestic and foreign economic sectors;
Researching, applying and transferring software technology and developing information technology;
Consulting on research, application, development and transfer of high-tech technology;
Designing, constructing, installing, maintaining and servicing network systems and computer, electronic, information technology, telecommunications and communications equipment (excluding construction design services);
Production and trading of electrical equipment and materials;
Production and trading of soft drinks, mineral water, purified water;
Production and trading of chemicals (except chemicals banned by the State);
Research and production of some types of construction materials;
Trading of cosmetic products (for both men and women);
Opening centers for nursing and caring for the elderly in Vietnam and foreign elderly (excluding medical examination and treatment services);
Import and export of the Company's business items;
Trading of goods delivery services, customs clearance services;
Construction and trading of infrastructure works;
Training and granting of graduation certificates and vocational certificates for occupations in the construction sector (Enterprises are only allowed to operate after being permitted by competent State agencies);
Training of foreign languages and education oriented to serve labor export (Enterprises are only allowed to operate after being permitted by competent State agencies);
Business of collecting, recycling and exporting electrical, electronic, plastic and metal equipment and materials;
Buying and selling scrap, glass, waste rubber, used plastic, scrap plaster, scrap iron and steel, scrap copper;
Buying and selling and transporting coal;
Accepting investment commissions from organizations and individuals;
Producing and trading in helmets;
Designing and manufacturing fashion for interior and exterior furniture (excluding interior and exterior design of construction works);
Composing, producing and trading in all kinds of relief statues and art paintings;
Designing advertising models and constructing advertising items;
Printing art paintings, traditional propaganda paintings and cultural products permitted for circulation (except for activities prohibited by the State);
Composing, establishing investment projects, constructing monumental works, grand paintings, art paintings, historical paintings (excluding construction design services);
Decorating the interior and exterior of cultural works, museums, cultural houses, museums, cultural houses and other construction works in group C and some items in group B;
Trading in specialized art materials and equipment, art products, handicrafts:

II. FISCAL YEAR AND STANDARD CURRENCY UNIT USED IN ACCOUNTING

1. Fiscal year:

The fiscal year of the Company is from 1 January to 31 December annually.

2. Standard currency unit

The standard currency unit used in accounting is Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

1. Accounting standards and system

SIMCO SONG DA JOINT STOCK COMPANY

The Company has been applying the Vietnamese Accounting System issued together with the Decision No. 15/2006/QĐ-BTC dated 20 March 2006 of the Finance Minister and the Circulars giving guidance on the implementation of accounting standards and system of the Ministry of Finance.

2 Accounting form

The Company has been using the accounting form in the computer.

IV STATEMENT ON THE COMPLIANCE WITH THE ACCOUNTING STANDARDS AND SYSTEM

The company ensure to follow all the requirements of the Vietnamese Accounting Standards and System issued together with the Decision No. 15/2006/QĐ-BTC dated 20 March 2006 of the Finance Minister and the Circulars giving guidance on the implementation of accounting standards and system of the Ministry of Finance in the preparation of these combined financial statements.

V ACCOUNTING POLICIES

1 Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash in bank, cash in transit and short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash.

2 Inventories

Inventories are recorded at their original costs. Costs include purchasing expenses, processing expenses and other directly related costs to bring the inventories to the current positions and conditions, expenses for land use right, direct costs and related general expenses arising in the process of investment in real estate construction.

Costs of inventories are determined in accordance with the weighted average method and recorded in line with the perpetual recording method.

Provision for devaluation of inventories is recognized when their costs are higher than their net realizable values. Net realizable values are the estimated selling prices of inventories less the estimated expenses on product completion and other necessary expenses on product consumption.

3 Trade receivable and other receivable

Trade receivable and other receivable are recognized at the values on supporting documents and invoices.

Provision is made for each bad debt basing on the debt age or the estimated loss. Details are as follows:

- As for overdue debts:
 - 30% of the value for debts overdue from over 6 months to under 1 year.
 - 50% of the value for debts overdue from 1 year to under 2 years.
 - 70% of the value for debts overdue from 2 years to under 3 years.
 - 100% of the value for debts overdue from 3 years and over.
- As for doubtful debts but not overdue: provision is made basing on the estimated loss.

4 Recording and Depreciation of Fixed Assets

- Tangible fixed assets

Fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of fixed assets include all the expenses of the Company to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in historical costs of fixed assets only if they certainly bring more economic benefits in the future thanks to the use of these assets. Those which do not meet the above conditions will be recorded into expenses.

When a fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain/loss arisen are posted into the income or the expenses during the year.

Fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years of fixed assets are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	6 – 35

SIMCO SONG DA JOINT STOCK COMPANY

Machinery and equipment	5-10
Vehicles	6-8
Office equipment	3
Other fixed assets	8

- Intangible fixed assets

Intangible fixed assets are determined by their historical costs less accumulated depreciation. Intangible fixed asset of the Company includes computer software.

Purchasing price of computer software which is not an integrated part of the related hardware is capitalized. Historical cost of computer software includes all the expenses paid until the date the software is put into use. Computer software is depreciated in accordance with the straight-line method within 3 years.

5 Principles of capitalization of borrowing costs and other expenses

Borrowing costs are included into expenses during the period. In case the borrowing costs are directly related to the construction or the production of an asset in progress, which has taken a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be capitalized.

For general borrowings used for the purpose of investment in construction or production of unfinished assets, the capitalized borrowing costs are determined according to the capitalization rate for the weighted average cumulative costs incurred for investment in basic construction or production of that asset. The capitalization rate is calculated according to the weighted average interest rate of the outstanding borrowings during the period, except for separate borrowings serving the purpose of forming a specific asset.

6 Financial investment

Investments into securities, subsidiaries, associates and jointly controlled entities are recorded at their original costs. Interest, dividends, profits of the periods prior to the investments are recorded to decrease the value of those investments themselves. Interest, dividends and profits of the periods subsequent to the investments purchased are recorded into sales.

Provision for devaluation of investment in securities is made for each particular type of securities in the market and of which the market prices decrease in comparison with the book value. The market prices used as basis for appropriation of provision are determined as follows:

- For listed securities in Hanoi Stock Exchange (HNX) they are the average transaction prices as of the date of provision appropriation.
- For listed securities in Ho Chi Minh Stock Exchange (HOSE) they are the closing prices as of the date of provision appropriation
- For securities registered for transactions in the transaction market of the unlisted public companies (UPCom), they are the average transaction prices in the system as of the date of provision appropriation.
- For listed securities of which transactions are cancelled or stopped commencing from the 6th transaction date they are the book value as of the preparation date of the latest balance sheet.

Provision for loss of investments in other economic organizations is appropriated when these organizations suffer losses (except for the loss according to the plan already determined in the Company's business budgets before making the investments) at the rate equivalent to the difference between the actual contribution capital of the parties in these organizations and the actual owner's equity multiplying (x) the rate of capital contribution of the Company in comparison with total actual contribution capital of the parties in these organizations.

Increases, decreases of provision for financial investments are recognized into financial expenses during the year.

When an investment is liquidated, the differences between net liquidation values and book values are recorded into income or expenses.

7 Accrued expenses

Accrued expenses are recorded based on reasonable estimates on the amounts payable for goods and services already used during the period.

8 Long-term prepaid expenses

Công cụ, dụng cụ

SIMCO SONG DA JOINT STOCK COMPANY

Các công cụ, dụng cụ đã đưa vào sử dụng được phân bổ vào chi phí theo phương pháp đường thẳng với thời gian phân bổ không quá 2 năm.

9 Principles of foreign currency conversion and foreign exchange risk hedging operations

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date.

Foreign exchange rate differences occurred during the year from transactions of monetary items in foreign currencies and foreign exchange rate differences due to revaluation of monetary items in foreign currencies as of balance sheet date after offsetting increase difference and decrease difference are recognized in financial income or financial expenses.

Exchange rate used to translate transactions occurred in foreign currencies is the actual exchange rate at the time of transaction disclosed by the commercial bank where transaction occurs. Foreign exchange rate used to revalue ending balances of monetary items in foreign currencies is the buying exchange rate of the commercial bank or the average buying exchange rate of commercial banks where the company maintains its account disclosed at the balance sheet date. vào của ngân hàng thương mại hoặc tỷ giá mua vào bình quân của các ngân hàng thương mại nơi Công ty mở tài khoản công bố tại ngày kết thúc kỳ kế toán.

10 OWNER'S EQUITY

Owner's investment capital

Owner's investment capital is recognized according to the amount actually invested by the shareholders.

Treasury stocks

transaction is recorded as treasury stocks and is recorded as a decrease in owner's equity. When re-issuing, the differences between re-issuance price and book value of treasury stocks are recognized into item of share premium. cổ phiếu quỹ được ghi vào chỉ tiêu Thặng dư vốn cổ phần.

Dividends

Dividends are recorded as an amount payable in the period during which the dividends are disclosed.

Appropriation of funds

Appropriation of funds is appropriated in accordance with Resolutions of Annual General Meetings of shareholders.

Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses, losses transferred.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the financial statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Book values of deferred corporate income tax assets are considered at the balance sheet date and will be reduced to the rates that ensure enough taxable income against which the benefits from a part of or all of the deferred income tax can be used. Deferred income tax assets which have not been recognized are considered at the balance sheet dates and recognized when it is certain to have enough taxable income to use these assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rates to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the income statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity of the Company.

11 Recognition of sales

Sales of providing services

SIMCO SONG DA JOINT STOCK COMPANY

Sales of providing services are recognized when there are no uncertain factors related to payments or additional costs. In case that the services are provided in many accounting periods, the determination of sales in each period is done on the basis of the service completion rate as of the balance sheet date.

Sale of land with built infrastructure

Sale of land with built infrastructure is recognized when the infrastructure construction is substantially completed and the land has been handed over to the customer.

Sales of construction

When the results from the contract implementations are reliably estimated:

- For the contracts stipulating that the contractors are paid according to the planned progress, income and expenses related to these contracts are recognized correspondingly to the works already completed as determined by the company itself.
- For the contracts stipulating that the contractors are paid according to the works actually done, income and expenses related to these contracts are recognized correspondingly to the works already completed as confirmed during the period in the invoices made by the customers.

Increase, decrease of construction volume, compensation receipts and other incomes are only recognized into sales upon the agreement with customers.

When the results from the contract implementations cannot be reliably estimated:

- Income is recognized correspondingly to the expenses incurred, of which the repayment is rather reliably made.
- Expenses are only recognized during the period as actually incurred.

The difference between the accumulated income from the contract already recognized and the accumulated amount in the invoices according to the planned progress of contract implementation is recognized as an amount receivable or an amount payable according to the planned progress of implementation of the construction contracts.

Interests

Interests are recorded based on the term and the interest rates applied for each period.

Dividends and profit shared

Dividends and profit shared are recognized when the Company has the right to receive dividends or profit from the capital contribution. Particularly, dividends received by shares are not recognized into income but only followed with the increasing number.

VI ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET

1 Cash and cash equivalents

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	59.751.613	52.323.822
Non-term deposit	22.547.780	92.195.647
Total	82.299.393	144.519.469

2 Investments

a Invest and hold until maturity

	30/09/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
	VND	VND	VND	VND
a1 Short-term investment	5.600.100.000	0	5.600.100.000	0
- Term deposit at BIDV bank, Ha Dong branch	5.600.000.000		5.600.000.000	
- Term deposits at MB Bank - Transaction Office 1	100.000		100.000	
a2 Short-term lending	24.141.609.282	5.328.330.196	11.828.330.196	5.328.330.196
- Vietnam Sweden Wine and Spirits JSC.	5.006.330.196	5.006.330.196	5.006.330.196	5.006.330.196
- SCO Investment and Development.,JSC	322.000.000	322.000.000	322.000.000	322.000.000
- Phan Thi Van			3.800.000.000	
- Trinh Thi Thu			2.700.000.000	
- Hoàng Thị Thủy	4.500.000.000			
- Trijnh Thị Phương	5.000.000.000			
- Lê Thị Bình	4.500.000.000			
- Ha Thị Huyen	4.200.000.000			
- Estimated interest income	613.279.086			
Total	29.741.709.282	5.328.330.196	17.428.430.196	5.328.330.196

b Equity investments in other entities

- Investments in associates and joint ventures

	30/09/2026		01/01/2026	
	Amount	Value	Amount	Value
		VND		VND
Vietnam Sweden Wine and Spirits JSC.			1.597.000	15.970.000.000
Song Da Automatization and Informatics Technology Joint Stock Company	350.000	2.900.000.000	350.000	2.900.000.000
Myanmar - SIMCO Songda Joint Stock Company Limited		53.822.905.914		53.822.905.914
An Vien Lac Son Joint Stock Company				
Total		56.722.905.914		72.692.905.914

SIMCO SONG DA JOINT STOCK COMPANY

Names	Rate of contribution capital as committed	Rate of interest	Actual contributed capital VND
Vietnam Sweden Wine and Spirits JSC.	28,52%	28,52%	15.970.000.000
<i>The Company's contribution capital trust capital assumed from staff</i>	18,25%		10.220.000.000
(*)	10,27%		5.750.000.000
Song Da Automatization and Informatics Technology Joint Stock Company	35,83%	35,83%	2.900.000.000
Myanmar SIMCO Songda Joint Stock Company Limited	45,76%	45,76%	53.822.905.914
Total			56.722.905.914

(*) These are the investment trust receipts of the Company's staff in accordance with the investment trust contracts. Accordingly, the Company is trusted to contribute capital for realizing related rights and obligations as the shareholder of capital contribution receiver.

- Other long-term investments

	30/09/2026		01/01/2026	
	Amount	Value VND	Amount	Value VND
Investments in shares		59.844.400.000		49.624.400.000
<i>Phu Rieng - Kratie Rubber JSC.</i>	300.000	3.300.000.000	300.000	3.300.000.000
<i>Hai Ha Economic Zone</i>	100.000	1.000.000.000	100.000	1.000.000.000
<i>Vietnam Construction and Real Estate Investment Joint Stock Company</i>	1.992.000	25.298.400.000	1.992.000	25.298.400.000
<i>Vietnam Sweden Wine and Spirits JSC.</i>	1.022.000	10.220.000.000	0	0
<i>HXS VINA Technology Investment Joint Stock Company</i>	646.000	20.026.000.000	646.000	20.026.000.000
Total		59.844.400.000		49.624.400.000

- Provision for devaluation of long-term financial investments

	30/09/2026 VND	01/01/2026 VND
<i>Provisions for subsidiaries</i>	-	-
<i>Provisions for losses of associates</i>	(56.679.669.575)	(72.494.786.144)
- Song Da Automatization and Informatics Technology Joint Stock Company	(2.856.763.661)	(2.701.880.230)
- Vietnam Sweden Wine and Spirits JSC.		(15.970.000.000)
- Myanmar SIMCO Songda Joint Stock Company Limited	(53.822.905.914)	(53.822.905.914)
<i>Provisions for other long-term investments</i>	(42.155.296.667)	(31.935.296.667)
- Phu Rieng - Kratie Rubber JSC.	(3.300.000.000)	(3.300.000.000)
- Hai Ha Economic Zone	(1.000.000.000)	(1.000.000.000)

SIMCO SONG DA JOINT STOCK COMPANY

- Vietnam Construction and Real Estate Investment Joint Stock Company	(25.298.400.000)	(25.298.400.000)
- HXS VINA Technology Investment Joint Stock Company	(2.336.896.667)	(2.336.896.667)
- Vietnam Sweden Wine and Spirits JSC.	(10.220.000.000)	
Total	(98.834.966.242)	(104.430.082.811)

3 Short-term accounts receivable from customers

	30/09/2026	01/01/2026
	VND	VND
Receivable on providing services	896.541.722	944.862.090
Receivable from customers on construction	1.976.354.222	1.976.354.222
Receivables from customers for commercial activities	8.829.531.737	10.968.969.566
Nguyen Thi Nhan		
Hoang Thi Phuong		
Song Da Garment Export Joint Stock Company	310.000.000	310.000.000
Do Tuan Duong	1.007.100.000	9.694.100.000
Total	13.019.527.681	23.894.285.878

4 Short-term prepayments to suppliers

	30/09/2026	01/01/2026
	VND	VND
Prepayment to suppliers for Ha Tinh Project	1.330.550.616	1.330.550.616
Others	660.000.000	850.600.000
Commercial business activities		
Total	1.990.550.616	2.181.150.616

5 Other receivable

	30/09/2026	01/01/2026
	VND	VND
a Short-term	94.954.131.224	100.797.690.442
Advance	79.127.000.000	79.127.000.000
Others receivable	15.827.131.224	21.670.690.442
- Bac Ha Investment and Development.,JSC	550.000.000	550.000.000
- Tona Investment and Construction.,JSC	500.000.000	500.000.000
- SIMCO Song Da Infrastructure Joint Stock Company	25.000.000	25.000.000
- Bussiness cooperation		
+ Provision for employees's bussiness cooperation		5.750.000.000
- Interest receivable		96.349.593
- Investment capital contribution for business cooperation under contract 01/2023/SIMCO-Thang Long	10.000.000.000	10.000.000.000
- Nguyen Thi Nhan	1.000.000.000	1.000.000.000
- Othets	3.752.131.224	3.749.340.849
b Long-term	1.000.000.000	1.000.000.000
- Deposit	1.000.000.000	1.000.000.000

SIMCO SONG DA JOINT STOCK COMPANY

BIDV Bank – Quang Trung Branch

1.000.000.000

1.000.000.000

Total

95.954.131.224

101.797.690.442

6 Provision for bad debts

30/09/2026

01/01/2026

VND

VND

Provision for overdue accounts receivable

(99.568.797.449)

(106.172.656.816)

Provision for receivables that are not yet overdue but difficult to collect

Total

(99.568.797.449)

(106.172.656.816)

7 Inventories

30/09/2026

01/01/2026

Cost

Provision

Cost

Provision

VND

VND

VND

VND

Expenses for work in progress

47.896.364

47.896.364

Goods

Cộng

47.896.364

-

47.896.364

-

SIMCO SONG DA JOINT STOCK COMPANY

Address: Simco Song Da Building, Van Phuc Small Urban Sub-Area, Van Phuc Ward, Ha Dong District, Hanoi

Financial Statements

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8 INCREASE, DECREASE OF TANGIBLE FIXED ASSETS

Unit: VND

Target	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
I. Historical costs						
1. Beginning balance	23.807.293.987	-	6.549.703.854	154.388.551	305.826.000	30.817.212.392
2. Increase in period	-	-	-	-	-	-
- New shopping						
- Other additions						
3. Decrease in period	-	-	-	-	-	-
- Liquidation, sale						
- Other decrease (Transferred to investment properties)						
4. Closing balance	23.807.293.987	-	6.549.703.854	154.388.551	305.826.000	30.817.212.392
II. Depreciation						
1. Beginning balance	10.427.445.163	-	1.820.699.097	154.388.551	305.826.000	12.708.358.811
2. Increase in period	284.122.960	-	137.309.504	-	-	421.432.464
- Depreciation	284.122.960		137.309.504			
- Other additions						
3. Decrease in period	114.070.860	-	-	-	-	114.070.860
- Transferred to tools						
- Liquidation, sale						
- Other decrease (Transferred to investment properties)	114.070.860					114.070.860
4. Closing balance	10.597.497.263	-	1.958.008.601	154.388.551	305.826.000	13.015.720.415
III. Net book values						
1. Beginning balance	13.379.848.824	-	4.729.004.757	-	-	18.108.853.581
2. Closing balance	13.209.796.724	-	4.591.695.253	-	-	17.801.491.977

9 Increases/decreases of intangible fixed assets

	Computer software	Other intangible fixed assets	Total
Historical costs			
Beginning balance	152.500.000	91.660.000	244.160.000
Increase in period			
Decrease in period			0
Closing balance	152.500.000	91.660.000	244.160.000
<i>In which:</i>			
Fully amortized but being still in use	190.500.000	91.660.000	282.160.000
Depreciation			
Beginning balance	152.500.000	91.660.000	244.160.000
Increase due to depreciation			
Decrease in period			0
Closing balance	152.500.000	91.660.000	244.160.000
Net book values			
Beginning balance	0	0	0
Closing balance	0	0	0

10 Long-term assets in progress

a Long-term financial investments

	30/09/2026	01/01/2026
	VND	VND
SIMCO Tower building project	75.902.112.441	75.902.112.441
Total	75.902.112.441	75.902.112.441

b Construction in progress

	30/09/2026	01/01/2026
	VND	VND
- fixed asset purchase	0	0
Total	0	0

11 Prepaid expenses

a Short-term

	30/09/2026	01/01/2026
	VND	VND
Tools		
Others short-term prepaid expenses	1.330.667	6.578.101
Cộng	1.330.667	6.578.101

b Long-term

	30/09/2026	01/01/2026
	VND	VND
Tools		
Others	23.452.015	14.018.353
Total	23.452.015	14.018.353

12 Short term payable to seller

30/09/2026	01/01/2026
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SIMCO SONG DA JOINT STOCK COMPANY

	VND	VND
Payable to seller of Ha Tinh Project	8.177.297.156	8.177.297.156
Payable to seller of Van Phuc Project	243.970.754	243.970.754
Payables to seller of commercial activities	705.901.200	705.901.200
Payable to other seller	291.463.000	250.703.800
Total	9.418.632.110	9.377.872.910

13 Advances from customers

	30/09/2026	01/01/2026
	VND	VND
Advances of Ha Tinh Project	110.382.166	110.382.166
Others		
Total	110.382.166	110.382.166

14 Dividends and profits payable

	30/09/2026	01/01/2026
	VND	VND
Dividends must be paid for the year 2011	10.482.606.240	10.482.606.240
Dividends must be paid for the year 2013	6.551.628.900	6.551.628.900
Total	17.034.235.140	17.034.235.140

15 Taxes and other obligations to the State Budget

	Beginning of the quarter	Amount payable	Paid	End of the quarter
	VND	VND	VND	VND
Value added tax	131.656.732	1.173.270.289	1.128.054.208	176.872.813
Corporate income tax				
Personal income tax		5.133.210	5.133.210	
Property tax and land rental				
Others taxes				
Total	131.656.732	1.178.403.499	1.133.187.418	176.872.813

Value added tax

The company has to pay VAT in accordance with the deduction method. VAT rates are as follows:

Service of labor export:	0%
Other activities	10%

Corporate income tax

The Company has to pay corporate income tax for taxable incomes at the rate of 20%.

Land rent and property tax

Land rent and land tax are paid according to the notice of the tax authority.

Others taxes

The company declares and pays according to regulations.

16 Accrued expenses

	30/09/2026	01/01/2026
	VND	VND
Compensation for the Board of Directors and the Supervisory Board	670.727.000	670.727.000
Loan interest expenses	712.987.944	611.587.202
Audit costs	100.909.091	190.909.091
Others	8.070.000	8.640.000

SIMCO SONG DA JOINT STOCK COMPANY

Total	1.492.694.035	1.481.863.293
17 Loans and obligations under finance leases		
Short-term loans and obligations under finance leases		
	30/09/2026	01/01/2026
	VND	VND
Short term loans for individuals	4.227.000.000	4.227.000.000
Short term loans to organizations.	11.410.829.438	11.073.239.725
<i>BIDV Hadong Branch</i>	<i>11.410.829.438</i>	<i>11.073.239.725</i>
Total	15.637.829.438	15.300.239.725
18 Others payables		
a Short-term others payables		
	30/09/2026	01/01/2026
	VND	VND
Trade union fee	249.088.220	243.482.720
Social insurance, Health insurance		
Payables for labor export activities	1.000.000.000	1.000.000.000
Receive deposit to complete Van Phuc house project	1.415.000.000	1.415.000.000
Others	1.383.569.431	1.322.844.902
Total	4.047.657.651	3.981.327.622
b Long-term others payables		
	30/09/2026	01/01/2026
	VND	VND
Long-term mortgages and deposits	305.668.400	225.200.400
Bussiness cooperation capital Payable		5.750.000.000
	305.668.400	5.975.200.400
19 Unrealized revenue		
a Short-term Unrealized revenue		
	30/09/2026	01/01/2026
	VND	VND
Training service fee		
Others services	1.010.514.310	3.341.536.278
Total	1.010.514.310	3.341.536.278
b Long-term Unrealized revenue		
	30/09/2026	01/01/2026
	VND	VND
Office rental revenue	12.831.082.868	10.135.175.699
Total	12.831.082.868	10.135.175.699

SIMCO SONG DA JOINT STOCK COMPANY

Address: Simco Song Da Building, Van Phuc Small Urban Sub-Area, Van Phuc Ward, Ha Dong District, Hanoi ,

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20 OWNER'S EQUITY**a) Statement of fluctuations in owner's equity***Unit: VND*

Items	Owner's investment capital	Treasury stocks	Chênh lệch tỷ giá hối đoái	Business promotion fund	Financial reserved fund	Retained earnings	Total
Beginning balance	262.061.580.000	(1.682.000)	-	-	1.231.903.807	(172.382.141.856)	90.909.659.951
for this period	-	-	-	-	-	2.996.409.929	2.996.409.929
Capital increase this year							-
Adjustment of previous year's profit and loss							-
Distribution of previous year's profits	-	-	-				-
Closing balance	262.061.580.000	(1.682.000)	-	-	1.231.903.807	(169.385.731.927)	93.906.069.880

SIMCO SONG DA JOINT STOCK COMPANY

Capital transactions with owners and distribution of dividends, profits

	30/09/2026	01/01/2026
	VND	VND
Contributed capital	262.061.580.000	262.061.580.000
- Beginning balance	262.061.580.000	262.061.580.000
- Capital increase		
- Capital decrease		
- Ending balance	262.061.580.000	262.061.580.000
Dividends paid		
- Dividends, profits divided on previous year's profits		
- Dividends, provisional profits on this year's profits		

Shares

	30/09/2026	01/01/2026
Number of shares registered to be issued	26.206.158	26.206.158
Number of shares already issued	26.206.158	26.206.158
- Common shares	26.206.158	26.206.158
- Preferred shares	-	-
Number of shares repurchased	168	168
- Common shares	168	168
- Preferred shares	-	-
Number of outstanding shares	26.206.158	26.206.158
- Common shares	26.206.158	26.206.158
- Preferred shares	-	-

Face value per outstanding share: 10.000 VND.

Equity funds

	30/09/2026	01/01/2026
	VND	VND
Business promotion fund		
Financial reserved fund	1.231.903.807	1.231.903.807
Cộng	1.231.903.807	1.231.903.807

VII

ADDITIONAL INFORMATION ON THE ITEMS IN THE INCOME STATEMENT

1 1. Sales

Sales of selling goods and providing services

	Q3/2026	Q3/2025
	VND	VND
Gross sales	11.532.775.765	5.642.557.458
Sales of service provision	1.503.480.505	967.767.063
Service of labor export and training		
Sales of other service provision	1.503.480.505	967.767.063
Sales of commercial operations	10.029.295.260	4.674.790.395
Deductions:	0	0
- Discount on goods sold and services provided		
Net sales	11.532.775.765	5.642.557.458
<i>In wich:</i>		
- Net sales of service provision	1.503.480.505	967.767.063

SIMCO SONG DA JOINT STOCK COMPANY

- Net sales of trading real estate	10.029.295.260	4.674.790.395
- Net sales of construction activity	0	0

2 Costs of goods sold

	Q3/2026	Q3/2025
	VND	VND
Costs of services already provided	10.491.671.609	543.590.560
Service of labor export, training		65.972.460
Other services	476.157.349	477.618.100
Cost of commercial operations	10.015.514.260	4.671.801.900
Costs of construction contracts		
Total	10.491.671.609	5.215.392.460

3 Financial income

	Q3/2026	Q3/2025
	VND	VND
Demand deposit interest	369.869.903	72.373.597
Gain from realized exchange rate difference,		
Others		
Dividends are distributed		
Total	369.869.903	72.373.597

4 Financial expenses

	Q3/2026	Q3/2025
Loan interest expenses	288.546.885	218.491.588
Loss on realized exchange rate difference		
Others		
Provision for financial investment		
Total	288.546.885	218.491.588

5 General and administration expenses

	Q3/2026	Q3/2025
Expenses for managing staff	590.580.605	571.724.570
Expenses for managing materials	35.482.006	119.430.285
Depreciation of fixed assets	164.073.030	164.073.030
Taxes, fees and duties	5.260.230	4.225.738
Contingent expenses	-3.100.000.000	
External services hired	328.306.307	313.568.188
Other expenses in cash	101.447.390	174.967.598
Total	-1.874.850.432	1.347.989.409

6 Other income

	Q3/2026	Q3/2025
Penalty due to breach of contract		
Others	8.032.000	208.973.550
Total	8.032.000	208.973.550

7 Other expenses

	Q3/2026	Q3/2025
Other expenses	867.677	235.000.000

SIMCO SONG DA JOINT STOCK COMPANY

Total	867.677	235.000.000
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8 Corporate income tax payable

CIT expensive calculated on taxable income of the current year

Adjust the CIT expense of previous to this year's current Income tax expense

Corporate income tax payable	0	0
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VIII OTHER INFORMATION

1 Transactions with related parties

Relationship:

Related party	Relationship	30/06/2026
Trade, advance payment receivables		
- Song Da Automatization and Informatics Technology Joint Stock Company	Associate	651.140.088

2 Comparative figures

The comparative figures in the Balance Sheet and the corresponding notes are the figures from the financial statements as of December 31, 2025. The figures in the income statement, cash flow statement, and the corresponding notes are from the quarterly financial report for Q3/2025.

Prepared by



Mai Thuy Linh

Chief Accountant



Pham Thi Hieu

Established on October 16, 2026

Chairman of the Board of Directors



CHỦ TỊCH HĐQT

Lê Quang Huy